

SUMMARY OF PROPOSED CHANGES TO CVMC 9.40 BY TOPIC (as of 7/9/07)

Notification of Closure and Tenant Relocation Assistance

| Topic Area | Current CVMC 9.40 | Proposed Changes |
|-------------------------------------|--|---|
| Notification of Closure | <ul style="list-style-type: none">• Not currently addressed• Default to State Civil Code 798.56<ul style="list-style-type: none">– If Change of Use Permits are required, must provide 6 months from local approval | <ul style="list-style-type: none">• Minimum of one (1) year “Intent to Close”<ul style="list-style-type: none">– Can coincide with application to the City for closure• Minimum of six (6) months notice of “Termination of Tenancy” from approval of Relocation Impact Report (RIR)• Shall not be required to vacate less than thirty-five (35) days from payment of any relocation benefits |
| Tenant Relocation Assistance | <ul style="list-style-type: none">• Not currently addressed | <ul style="list-style-type: none">• Services of housing expert (paid by park owner and approved by the City)<ul style="list-style-type: none">– Referrals for housing alternatives & programs |

Mobile Home Relocation

| Topic Area | Current CVMC 9.40 | Proposed Changes | | | | | | | | | | | | | | | | | | | |
|--|--|--|-----------|----------|--|----------|---|----------|--|----------|--|----------|--|-------------------|--------------|------------------------|--|--|---------------------------|---|---|
| Mobilehome Relocation | <ul style="list-style-type: none">Assistance for low- and moderate-income75% of relocation costs, up to \$3,000Maximum distance of one hundred (100) miles | <p>THE LESSER OF:</p> <ul style="list-style-type: none">Actual costs of physically moving*:<ul style="list-style-type: none">Coach (dismantling, moving, reassembling, rebuilding, including skirting and tiedowns)Moveable permitted improvements (i.e. patios, carports and porches)Maximum distance of 100 miles <p>OR</p> <ul style="list-style-type: none">Lump sum payment based on the following schedule: <table><thead><tr><th>STRUCTURE</th><th>PAYMENT*</th></tr></thead><tbody><tr><td>Trailers, R.V.'s & Motorhomes – No moving permit required</td><td>\$ 2,000</td></tr><tr><td>Single Wide – 10', 12', 14' & 16' wide</td><td>\$ 5,000</td></tr><tr><td>Double Wide – 20', 24', 26', 28' wide</td><td>\$11,000</td></tr><tr><td>Triple Wide – More than a double wide joined together</td><td>\$15,000</td></tr></tbody></table> <p>*Very low- and low- income residents shall receive additional compensation in the form of a lump sum payment as follows:</p> <table><thead><tr><th></th><th>Very low (50%)</th><th>Low (80%)</th></tr></thead><tbody><tr><td>Trailer/ Singlewide</td><td>Average monthly space rent for a Trailer/Singlewide in SD County– CV monthly maximum affordable rent (Very low) = Very low subsidy x 12</td><td>Average monthly space rent for a Trailer/Singlewide in SD County– CV monthly maximum affordable rent (Low) = Low subsidy x 12</td></tr><tr><td>Doublewide/ Triplewide</td><td>Average monthly space rent for a Double/Triplewide in SD County– CV monthly maximum affordable rent (Very low) = Very low subsidy x 12</td><td>Average monthly space rent for a Double/Triplewide in SD County– CV monthly maximum affordable rent (Low) = Low subsidy x 12</td></tr></tbody></table> | STRUCTURE | PAYMENT* | Trailers, R.V.'s & Motorhomes – No moving permit required | \$ 2,000 | Single Wide – 10', 12', 14' & 16' wide | \$ 5,000 | Double Wide – 20', 24', 26', 28' wide | \$11,000 | Triple Wide – More than a double wide joined together | \$15,000 | | Very low (50%) | Low (80%) | Trailer/ Singlewide | Average monthly space rent for a Trailer/Singlewide in SD County– CV monthly maximum affordable rent (Very low) = Very low subsidy x 12 | Average monthly space rent for a Trailer/Singlewide in SD County– CV monthly maximum affordable rent (Low) = Low subsidy x 12 | Doublewide/ Triplewide | Average monthly space rent for a Double/Triplewide in SD County– CV monthly maximum affordable rent (Very low) = Very low subsidy x 12 | Average monthly space rent for a Double/Triplewide in SD County– CV monthly maximum affordable rent (Low) = Low subsidy x 12 |
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| | Trailers, R.V.'s & Motorhomes – No moving permit required | \$ 2,000 | | | | | | | | | | | | | | | | | | | |
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| Triple Wide – More than a double wide joined together | \$15,000 | | | | | | | | | | | | | | | | | | | | |
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MobileHome/Trailer Value

| Topic Area | Current CVMC 9.40 | Proposed Changes | | | | | | | | | | | | |
|--|--|--|-----------|----------|---|----------|--|----------|--|----------|-----------|----------|--|----------|
| Mobilehome/Trailer Value | <ul style="list-style-type: none">Assistance for low- and moderate-incomeOwn and occupy as principal residence for 6 months or moreBased on standard insurance replacement criteria<ul style="list-style-type: none">Not testedNo way to define | <p><u>Mobilehome Value</u></p> <p>THE GREATER OF:</p> <ul style="list-style-type: none">Depreciated Replacement Cost plus Additions for site improvements* determined by a qualified independent appraiser <p>OR</p> <ul style="list-style-type: none">Lump sum payment based on the following schedule: <table><tr><th>STRUCTURE</th><th>PAYMENT*</th></tr><tr><td>Single Wide – 10', 12', 14' & 16' wide</td><td>\$ 6,500</td></tr><tr><td>Double Wide – 20', 24', 26', 28' wide</td><td>\$11,500</td></tr><tr><td>Triple Wide – More than a double wide joined together</td><td>\$15,500</td></tr></table> <p><u>Trailer Value</u></p> <p>THE GREATER OF:</p> <ul style="list-style-type: none">The Kelley Bluebook/Yellowbook plus Adjustments for permitted site improvements* as determined by a qualified independent appraiser <p>OR</p> <ul style="list-style-type: none">Lump sum payment based on the following schedule: <table><tr><th>STRUCTURE</th><th>PAYMENT*</th></tr><tr><td>Trailers, R.V.'s & Motorhomes – No moving permit required</td><td>\$ 2,500</td></tr></table> <p>*Very low- and low- income residents shall receive additional compensation in the form of a lump sum payment as follows:</p> | STRUCTURE | PAYMENT* | Single Wide – 10', 12', 14' & 16' wide | \$ 6,500 | Double Wide – 20', 24', 26', 28' wide | \$11,500 | Triple Wide – More than a double wide joined together | \$15,500 | STRUCTURE | PAYMENT* | Trailers, R.V.'s & Motorhomes – No moving permit required | \$ 2,500 |
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